

# How to prepare for a Truth in Sale of Housing Evaluation

- Ensure all access panels or hatches to attics & crawl spaces are unsealed & completely accessible. Please move or disassemble any shelving that would block ladder access & remove stored items that block access. Access to attic space is required to perform the energy audit portion of the evaluation.
- The electrical panel, and furnace or boiler must be accessible. Move any stored items or shelving in the way. Please ensure all breakers are turned to the on position or provide explanation for any turned off.
- There will be a 2" hole drilled in an outside wall to determine the type and amount of insulation. This could be in a closet or some other location out of sight. Be sure the area you plan for this is accessible. This is required to perform the energy audit portion of the evaluation.
- Please be sure that all utilities (gas, electric, water) are on & that water is available at the faucets.
- The seller(s) needs to provide access to all spaces, including the garage, attic and all mechanical systems. If the seller refuses to make these areas accessible, the evaluator shall indicate this fact on the report. In many cases, the lack of access will result in an RRE designation.

There are three common (and inexpensive) repairs that homeowners could take care of prior to the evaluation.

## 1. Look for missing backflow preventer for faucets.

Check to make sure your outdoor faucets have backflow preventers, or vacuum breakers. These valves ensure that water coming from your outdoor faucets only flows out and that any contaminated water that comes into contact with the hose doesn't flow back into the city's water supply. For example, if you are filling a bucket with bleach and water, you only want the water flowing out — it could contaminate drinking water if the bleach flowed back through the faucet and into your home's or even your neighborhood's water supply.

## 2. Check smoke alarms.

Give each alarm in your house a test or replace the batteries in each to be safe. Be sure you have the legally required amount of smoke detectors in your home, too. In Minneapolis (and most areas), the requirement is to have a smoke alarm on every level and outside each sleeping area.

## 3. Test for leaky plumbing.

We suggest filling up a sink or tub, then pulling the stopper out and watching the pipes to make sure you don't have any plumbing issues. You should do this for all sinks and tubs, including laundry tubs